

Glossary

*All definitions for the **Shoreline Management Program Element** are listed at the end of the glossary.*

Accessory Dwelling Unit — A subordinate dwelling unit incorporated within a single family structure. The unit may not be subdivided or otherwise segregated in ownership from the primary residence structure.

Active Recreation Facilities (Parks) — Facilities for structured or unstructured outdoor and indoor recreation activities such as sports fields, play areas, golf courses, marinas, waterfront, swimming pools, skating rinks, outdoor theaters, gyms, meeting space, or game rooms.

Activity Areas — Areas defined in the Countywide Planning Policies as locations that contain a moderate concentration of commercial land uses and some adjacent higher density residential areas. These areas are distinguishable from community or neighborhood commercial areas by their larger size and their function as a significant focal point for the community.

Adaptive Management — A formal process allowing an agency to review its policies, management practices, projects, regulations and programs through a process of rigorous, science-based evaluation of those actions, and modify its practices if such review indicates that the intended objectives are not being met.

Affordable Housing — Housing which is affordable to a family that earns up to 80 percent of the area median income, adjusted for family size.

Anadromous Fisheries — Fish that spawn in fresh water, migrate to salt water to grow and mature, then return to fresh water to spawn, and (most species) die.

A Regional Coalition for Housing (ARCH) — A regional group formed by King County and the cities of Redmond, Kirkland, and Bellevue to preserve and increase the supply of housing for low and moderate income families on the Eastside.

Armored Stream Bank — The bank of a stream that has been artificially stabilized with the use of materials that are not naturally occurring on the site, such as concrete, lumber, or stacked boulders.

Bank Stabilization — An action taken to control the rate of erosion along the bank of a stream or a shoreline. Typical methods of bank stabilization include placement of large woody debris, rounded or angular rock, soil, geotextile fabric, and planting of native woody vegetation.

Bel-Red – A series of land use designations applicable to the Bel-Red Subarea that provide for the location of office, residential, commercial, and existing uses. The Bel-Red designations include:

Bel-Red Commercial/Residential (BR-CR)

A land use designation in the Bel-Red Subarea that provides for a mix of housing, retail, office and service uses, with an emphasis on retail and service uses. Multiple uses are encouraged on individual sites, in individual buildings, and in the district as a whole.

Bel-Red General Commercial (BR-GC)

A land use designation in the Bel-Red Subarea that provides for a wide variety of business activities that provide goods and services to other businesses and the general public.

Bel-Red Medical Office (BR-MO)

A land use designation in the Bel-Red Subarea that provides for office uses, with an emphasis on medical office.

Bel-Red Medical Office Node (BR-MO-1)

A land use designation in the Bel-Red Subarea that provides for medium intensity office uses within the core of a nodal area, with an emphasis on medical office. The district is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the Bel-Red area.

Bel-Red Office/Residential (BR-OR)

A land use designation in the Bel-Red Subarea that provides for a mix of office, housing and retail uses, with office as the predominant use.

Bel-Red Office/Residential Node 1 (BR-OR-1)

A land use designation in the Bel-Red Subarea that provides for a mix of office, housing and retail uses within the core of a nodal area, with office as the predominant use. The district is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the Bel-Red area.

Bel-Red Office/Residential Node 2 (BR-OR-2)

A land use designation in the Bel-Red Subarea that provides for a mix of office, housing and retail uses, with office as the predominant use. The district is located within a node but outside the node's core, and building heights provide for a transition between the node's core and areas outside the node.

Bel-Red Office/Residential Transition (BR-ORT)

A land use designation in the Bel-Red Subarea that provides for low-intensity office and uses and low density multifamily residential dwellings, developed in such a manner as to provide a buffer between residential and more intensively developed properties.

Bel-Red Residential (BR-R)

A land use designation in the Bel-Red Subarea that provides for residential uses. Limited retail and service uses are permitted secondary to residential use, in order to provide the amenity of shopping and services within easy walking distance of residential structures.

Bel-Red Residential/Commercial Node 1 (BR-RC-1)

A land use designation in the Bel-Red Subarea that provides for a mix of housing, retail and services in this nodal area, with an emphasis on housing. The district is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the Bel-Red area.

Bel-Red Residential/Commercial Node 2 (BR-RC-2)

A land use designation in the Bel-Red Subarea that provides for a mix of housing, retail and services. The district is located within a node but outside the node's core, and building heights provide for a transition between the node's core and areas outside the node.

Bel-Red Residential/Commercial Node 3 (BR-RC-3)

A land use designation in the Bel-Red Subarea that provides for a mix of housing, retail, and services, with an emphasis on housing. The district is located within a node but in close proximity to mature, stable neighborhoods, and is thus appropriate for transitional heights.

Best Available Science (BAS) — Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined by WAC 365-195-900 through 925, now or as hereafter amended.

Bicycle Facilities — A general term referring to improvements that accommodate or encourage bicycling. Some examples include bicycle parking facilities, bike racks, bicycle route mapping, and bicycle route development. Also a general term to describe a bike lane, bike path, or shared roadway/wide shoulder.

Bicycle Route — Any route (Type A, B, C, or D) specifically designated for bicycle travel, whether exclusively for bicyclists or to be shared with other transportation modes.

Type A — Separated Multi-Use Path: A portion of a public or private roadway dedicated to the use of bicyclists and pedestrians, and separated from motorized vehicular traffic by open space, landscaped area, or barrier.

Type B — Bicycle Lane: A portion of a public roadway designated by striping and pavement markings for the preferential or exclusive use of bicyclists (5 feet wide with curb and gutter; 4 feet wide without curb and gutter). Refer to City of Bellevue bicycle design standards.

Type C — Shared Roadway/Wide Shoulder or Shoulder Bikeway: Key links in the bicycle system, generally unmarked. These streets will usually have wider curb lanes (14-foot minimum) and should provide for bicycle access. These links are identified on the bicycle system maps and bicycle project lists that will provide more details on street design and specifications.

Type D — Other Bicycle Streets: Any roadway without a designated bicycle lane but which may be legally used by bicyclists.

Bicycle System Map — In the Pedestrian and Bicycle Transportation Plan, depicts a plan for a complete network of bicycle routes serving the entire community and compatible with regional and interjurisdictional needs.

Bioengineering — The use of living plants in combination with non-living plants and inorganic materials in the reconstruction, stabilization and introduction of morphological and vegetative features particularly in streams or along shorelines

Camp and Conference Center – (CCC) – A land use designation that provides for a mix of group camp, conference, retreat, recreation, and functional use activities. These activities are primarily for use by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards through the Land Use Code that both limit the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses.

The CCC designation is predominantly non-commercial but may include small-scale,

neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Capital Investment Program Plan (CIP) — Bellevue’s six-year financing and implementation plan for Capital Facilities Element policies and other functional plans.

Capital project/improvement — Major construction, acquisition or renovation activities that add value to a government’s fixed assets or which significantly increase the useful life of such assets.

CBD — Central Business District — (See **Downtown**)

Certified (backyard wildlife) — Programs offered by state and national organizations to acknowledge and support private property owner efforts to conserve and improve wildlife habitat. Certified habitats include landscaping for wildlife-friendly environments that offer food, water, cover and places to raise offspring.

CHAS — Comprehensive Housing Affordability Strategy — A document that provides an inventory and analysis of existing and projected housing needs and outlines strategies for achieving a balance between the two.

Clustering (Development) — A development design technique that places buildings on the part of a site that is least sensitive to impacts from development while preserving the natural features and functions on the remainder of the site.

Community — The combined interests of the city, its residents, commercial interests, and other local parties who may be affected by the city’s actions.

Community Business — A retail land use designation that provides for the sale of convenience and comparison goods and services to the community. *(Amended by Resolution 5778, 5/2/94; not effective within the jurisdiction of the East Bellevue Community Council.)*

Community Business — A retail land use designation that provides for the sale of convenience and comparison goods and services to the community for direct consumption and not for resale. *(Effective within the jurisdiction of the East Bellevue Community Council only.)*

Commute Trip — A trip from a worker’s home to a worksite with a regularly scheduled arrival time of 6:00 a.m. to 9:00 a.m. inclusive on weekdays.

Commute Trip Reduction Act — State legislation enacted in 1991 and incorporated into the Washington Clean Air Act. The law establishes goals for the reduction of commute trip vehicle miles by the employees of large employers.

Complexes — An aggregation or group of related and/or interconnected structures planned for single or mixed uses (e.g. industrial complex, office complex, school complex, hospital complex, cultural complex).

Countywide Planning Policies — A growth management policy plan required by the state Growth Management Act (GMA) that promotes regional cooperation and specifies the roles and responsibilities of cities and the county.

Critical Areas — Areas required to be protected under the Growth Management Act, RCW 36.70A, including the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

Critical Areas Overlay District — An area that includes designated critical areas together with adjacent land, within which special provisions apply to protect and restore the natural environment. The Critical Area Overlay District is comprised of a the critical area and a buffer area immediately adjacent to the critical area.

Critical Areas Study — A special study conducted in association with a proposed project in a Critical Area Overlay District to determine the long term effects of the project on the habitat features on or near the subject site, and to determine a range of development options to protect the environment equal to or better than the prescriptive regulations.

Daylighting (stream) — An action to excavate and restore a piped stream channel.

Development — All structures and other modifications of the natural landscape above or below ground or water. Please note that a different definition of “Development” exists for implementation of the provisions of the Shoreline Management Act within the Shoreline Overlay District.

Developed Environment — Artificially created fixed elements, such as buildings, structures, and surfaces, that together create the physical character of the area.

Downtown — Bellevue’s Urban Center, also known as the CBD, where regional retail, commercial, and service activities are focused. The Downtown also provides a location for high-density, residential development.

Eastside — A geographic area that includes the King County communities east of Seattle.

Ecosystem — The interacting and dynamic community of living organisms and the physical environment in a defined geographic area.

Environment — All external conditions and influences affecting the life, development, and ultimately, the survival of an organism.

Environmental Stewardship — The responsibility to make land use decisions with proper regard for protecting and enhancing the environment.

Equestrian Overlay Area — A designated area of the city intended to preserve an existing equestrian community. An Equestrian Overlay Area lends support for maintaining an equestrian supportive environment. It provides a framework for making land use and capital investment decisions regarding the type and location of transportation or trail facilities, or the location of arterial crossings leading to regional facilities, consistent with existing subarea and comprehensive plan land use policies. An Equestrian Overlay Area encourages the ability to safely circulate within equestrian neighborhoods, access to regional/community trails or equestrian facilities, and signage to alert residents, newcomers, and travelers to the community's character. Additionally, an Equestrian Overlay Area seeks to promote community, encourage environmentally sound horse keeping, and sustain the area's historical character.

Equestrian System — A network of horse trails serving portions of the community and compatible with regional and interjurisdictional needs.

Fault — A fracture or fracture zone along which there has been displacement of the sides relative to one another parallel to the fracture.

Fish Passage Barrier — An artificial structure in a stream channel such as a culvert or a dam, or a natural feature such as a waterfall, that precludes the upstream or downstream movement of fish.

Floodplain — The land area susceptible to being inundated by a flood having a 1 percent chance of occurring in any given year, also referred to as a 100-year floodplain and frequently flooded areas.

Floor Area Ratio (FAR) — The gross floor area of all buildings on a lot divided by the lot area, expressed most often as a decimal. For example, 0.50 indicates that the floor area of a building equals 50 percent of the total lot area.

Functions and Values — Functions are the ecological things that critical areas do and can include biochemical, hydrological and food web and habitat processes at a variety of temporal and spatial scales. The economic or social roles provided by critical areas are also functions. Values are societal perceptions regarding the goods and services provided by critical areas.

Glacial Till — Unsorted and unstratified sediment deposited by a glacier, typically comprised of pebbles, sand and clay, and compacted by the weight of the glacier.

General Commercial (GC) District — A land use designation that provides for the location of a wide variety of business activities that provide goods and services to other businesses and the general public. *[Amended Ord. 5433]*

Green Building — A general term that encompasses a wide range of innovative building construction and site development techniques that are intended to reduce adverse environmental impacts and improve long term sustainability relative to traditional construction.

Greenway — An open space connector linking parks, natural reserves, cultural features, or historic sites with each other and with populated areas. A greenway may be established along a natural corridor such as stream or ridgeline, on undeveloped land through neighborhoods, overland along a railroad right-of-way, scenic road or other route, or any other course for pedestrian or bicycle passage.

Growth Management Act (GMA) — State legislation enacted in 1990, and amended in 1991, requiring counties and cities to create cooperative regional strategies to manage growth and to adopt comprehensive plans and regulations that will implement these strategies.

Habitat — The environment in which a population or individual lives and includes not only the place where a species is found but also the particular characteristics of the place that make it well suited to meet the life cycle needs of that species.

High-capacity Transit (HCT) — A system of transportation services, operating principally on exclusive right-of-ways, which provides substantially higher levels of passenger capacity, speed, and service.

High-occupancy Vehicle (HOV) — A vehicle containing two or more occupants including carpools, vanpools, and transit vehicles.

Hydrology — Scientific study of the properties, distribution and effects of water on the Earth's surface, in the soil and underlying rocks, and in the atmosphere.

Impervious Surface — A hard surface that prevents or slows the infiltration of water into the soil.

Incentives (Non-Regulatory) — Provisions offered by the city to encourage a private property owner to conduct voluntary critical area improvement projects.

Incentives (Regulatory) — Regulatory relief or options offered by the city to reduce the adverse economic impact to a property owner from complying with regulations intended to protect the functions and values of critical areas.

Infill — Sites within developed areas that have been bypassed and now can be “filled in.”

In-Kind Mitigation — A replacement of the lost functions and values of critical areas with characteristics and functions that closely approximate those adversely impacted by development or redevelopment.

Invasive Weed — Plant species that become easily established in disturbed conditions, that reproduce readily and that often take over a site to the exclusion of indigenous species.

Large Woody Debris (LWD) — Tree branches, stumps, and logs that fall naturally into streams or are strategically placed in them to improve or restore the functions and values of the stream segment . Most naturally occurring LWD in streams is derived from trees growing in the riparian corridor.

Level of Service (LOS) — The term used to denote different operating conditions that occur at a given intersection when accommodating various volumes of traffic. LOS is represented on a scale ranging from LOS A, which represents free flowing conditions, to LOS F, which represents jammed conditions.

Light Industrial (LI) — A land use designation that provides for the location of a broad array of activities, including manufacturing, wholesale trade, and distribution activities. Offices are discouraged unless they support the primary functions of the LI district. Sales of goods and services subordinate to permitted activities and low traffic-generating uses that sell bulky or large scale items are appropriate. Auto sales and rentals are appropriate only in certain locations.

Liquefaction — A phenomenon that is caused by earthquake shaking, whereby saturated soils — typically sandy soils — can loose their strength and structure, becoming liquid-like. The liquefied soil may flow and the ground may crack and move causing damage to surface structures and underground utilities.

Low Impact Development — An approach to land development and stormwater management that reduces adverse impacts while accommodating growth. Key principles include protecting native soils and vegetation and minimizing and managing stormwater at the source.

Low-income Housing — Housing which is affordable to a family that earns less than 50 percent of the area median income, adjusted for family size.

Low-rise Building — A structure that contains no more than four stories, except in buffer areas where such structures contain no more than two stories.

Major Pedestrian Corridor — An alignment which is primarily for exclusive pedestrian use in the vicinity of NE 6th Street between 102nd Avenue NE and 110th Avenue NE in the Downtown. Pedestrian-oriented frontage, plazas, street arcades, and other amenities are to be located along the corridor.

Medical Institution (MI) — A land use designation that provides for the location of hospital uses and ancillary uses to the primary hospital use located in the same district. The purpose of the district is to encourage master development planning, allow flexible dimensional standards to facilitate development for major medical institutions, and promote high quality urban design that is pedestrian- and transit-friendly and compatible with nearby neighborhoods.

Metro — Municipality of Metropolitan Seattle — A regional governmental entity with responsibility for waste water treatment and public transportation. In January 1994, Metro became a department of King County government, the Department of Metropolitan Services (DMS).

Mitigation — Methods used to compensate for adverse impacts to critical areas.

Moderate-income Housing — Housing which is affordable to a family that earns between 50 percent and 80 percent of the area median income, adjusted for family size.

Multifamily High-density (MF-H) — A residential land use designation allowing up to 30 dwelling units per acre.

Multifamily Low-density (MF-L) — A residential land use designation allowing up to 10 dwelling units per acre.

Multifamily Medium-density (MF-M) — A residential land use designation allowing from 11 to 20 dwelling units per acre.

Multimodal Transportation — Means of transport by multiple ways or methods, including automobiles, public transit, walking, bicycling, and ridesharing.

Natural Determinants – Existing topography, geology, soils, hydrology, water quality, climate, air quality, noise, vegetation, wildlife, marine life, and natural resources recognized as important in determining the types and forms of development permissible.

Neighborhood Business (NB) — A retail land use designation that provides for the sale of convenience goods and personal services for the day-to-day needs of the immediate neighborhood. These sites may also accommodate a limited amount of administrative office space, provided the office use does not interfere with the site's primary neighborhood serving function.

Nonmotorized Transportation — Transportation modes that do not require motors. These modes commonly include pedestrian travel and bicycle travel, and may also include jogging, skateboarding, horseback riding, and rollerblading.

Noxious Weed — Plants that are not indigenous to the area, that grow unchecked by natural predators and that generally out-compete indigenous species for moisture and nutrients.

Office — A land use designation that provides for the location of business, financial, administrative and professional services.

Discussion: A low intensity office is an office building or office portion of a building with a floor area ratio (FAR) of 0.5 or less and where the following sliding scale is used: At 0.5 FAR, no office building or portion of a building may exceed 50,000 square feet of gross floor area; at 0.3 FAR, 100,000 square feet; at 0.1 FAR, 150,000 square feet.

To provide significant permanent open space and to allow a shift of development potential, office intensity of no more than .5 is allowed on properties designated OLB-OS. In this district, the sliding FAR scale does not apply.

A medium intensity office is a building of at least 0.5 FAR but not exceeding 4.0 FAR. A high intensity office is a building of at least 3.0 FAR.

Medium and high intensity offices are only located in the Downtown with the following exceptions: The 1993 Factoria annexation agreement created special circumstances for development in Factoria from 1993-2000 to permit office buildings of higher intensities; and office limit for FAR for the area north of Factoria Mall can be increased up to 0.75 consistent with Ordinance 5799 and Policy S_FA_30.1. Medium intensity office is also permitted in the Bel-Red Subarea, where extensive area-wide land use and transportation planning has shown how medium intensity office uses can be accommodated, while helping to create the transit-supportive form envisioned by the Bel-Red Subarea Plan.

Office, Limited Business (OLB) — A land use designation that provides areas for integrated complexes made up of office, hotels, or motels. Subordinate uses such as eating establishments and retail sales are also permitted.

Office, Limited Business – Open Space — A land use designation that provides for significant amounts of open space and for offices, hotels, or motels, and other uses permitted in the Office, Limited Business district, except for residential uses. The OLB-OS properties are developed as a cohesive site with unified building design. The open space area is reserved for public use and access and may include active and passive recreational uses. OLB-OS properties are at least 25 acres in size with at least forty percent of the total site reserved as a contiguous open space area.

Open Space (Parks) — Public land for active and/or passive recreational uses. Includes parkland, wildlife corridors, natural areas, and greenways. May also include school lands and private land permanently reserved as undeveloped.

Outwash — Deposits from glacial meltwater streams, consisting mostly of sand and gravel, but also including cobbles and boulders.

Passive Recreation (Parks) — Outdoor recreation which does not require significant facilities, such as walking, picnicking, viewing, and environmental education activities.

Pedestrian Crossing — Locations identified on the Pedestrian System Plan Map for further study to determine if, and what type of, improved pedestrian crossing can be built.

Pedestrian System Plan Map — In the Pedestrian and Bicycle Transportation Plan, depicts a complete network of sidewalks, access, and recreation paths serving the entire community and compatible with regional and inter-jurisdictional needs. Pedestrian facility categories include the following:

Sidewalks — The portion of a roadway designed for preferential or exclusive use by pedestrians. Sidewalks are usually constructed of concrete and are typically grade separated vertically and set back horizontally from the roadway.

Multipurpose Path — A medium width path (6 to 10 feet) surfaced with compacted gravel, asphalt, or wooden boardwalk.

Paved Path — A medium width path (6 to 10 feet) surfaced with concrete or asphalt used primarily as a transportation facility. These are often built alongside streets as a temporary walking facility, or separated from the street.

Limited Purpose Path — A narrow width path (2 to 6 feet) surfaced with wooden boardwalk, gravel, wood chips, or dirt used primarily as a recreation facility, including equestrian system trails.

Pedestrian-friendly Design — Physical development characteristics that promote pedestrian activity and may be incorporated into private development and right-of-ways.

Personal Services — Services involving the care of a person or of a person's apparel, such as laundry and dry cleaning services, beauty shops, barber shops, shoe repair shops, and tailors.

Piped Stream — A segment of a stream that flows under property through a pipe, as opposed to a culvert which is a conduit that carries drainage water under a driveway, roadway, railroad, pedestrian walk, or public way.

Planned Community — Development that has a coordinated design and layout of residential, neighborhood commercial, and public uses.

Planned Unit Development (PUD) — A development permit that allows more flexibility in site development than a standard subdivision. A PUD may contain features such as variety in the type, design, and arrangement of structures; a mix of land uses; conservation of natural land features; and efficient use of open space. Such a development for residential purposes only may be referred to as a PRUD.

Prescriptive Regulations — Land Use Code regulations.

Professional Office (PO) — A land use designation that provides for the location of facilities for low intensity business, financial, administrative, and professional services with exterior designs that are compatible with surrounding residential development.

Programmatic Critical Areas Study — A critical areas study conducted for an area larger than a single site.

Protection Zone — The area within the Critical Areas Overlay District that includes the designated critical area plus a buffer area where natural features and functions are retained or restored, and where development is generally prohibited.

Public Facilities (PF) — Facilities which serve the general public or provide public benefit, such as streets, roads, highways, sidewalks, bicycle facilities, street and road lighting systems, traffic signals, domestic water systems, sanitary sewer systems, storm water conveyance systems, park and recreational facilities, schools, libraries, fire stations and other city facilities. Public facilities are fixed assets.

Region — An area which in its largest sense generally includes King, Pierce, Snohomish, and Kitsap Counties. It may also be limited to a smaller area. If so, this is generally noted in the context of the policy.

Restore — To reestablish ecological processes, structures, functions and biotic and abiotic linkages that lead to the recovery of an ecosystem that has been degraded, damaged or destroyed. Restoration, as used in the Comprehensive Plan, does not mandate a return to pre-development conditions.

Ridesharing — Travel by more than one person in privately- or publicly-owned vehicles, including carpools and vanpools.

Riparian — Land area adjacent to a body of water that is influenced by the presence of water and that directly influences the aquatic ecosystem by providing shade, fine or large woody debris, nutrients, organic and inorganic debris, terrestrial insects, or wildlife habitat.

Salmonid — A member of the fish family *salmonidae*, which includes salmon, trout, dolly varden, char and white fish.

Seismic Seiche — The oscillation of an enclosed body of water caused by seismic motion or large landslide displacement.

Semi-public — Those portions of private development which connect with public spaces and are used incidentally by the public.

Sensitive Area — See Critical Area.

Significant Tree — A tree that has attained proportions as defined in the Land Use Code, for which protections from cutting may apply.

Single-family High-density (SF-H) — A residential land use designation allowing up to 5 dwelling units per acre.

Single-family Low-density (SF-L) — A residential land use designation allowing up to 1.8 dwelling units per acre.

Single-family Medium-density (SF-M) — A residential designation allowing up to 3.5 dwelling units per acre.

Single-family Urban Residential (SF-UR) — A residential land use designation allowing up to 7.5 dwelling units per acre.

Single-occupant Vehicle (SOV) — A vehicle containing one occupant.

Sphere of Influence Boundary — A line outside the city's existing southern and eastern boundaries to which the city may eventually expand through annexation. This line is also called the Potential Annexation Area (PAA) boundary.

Steep Slopes — Hillsides with a slope of 15 percent grade or more.

Stormwater — Precipitation that does not infiltrate into the soil, or evaporate, but flows over the surface into a pipe or directly to surface water.

Streetscape — The design and appearance of streets, sidewalks, and the frontage of bordering development including landscaping, street furniture, signs, etc.

Subarea — A geographic subdivision of the city with its own character and development focus.

Superblock — Typical 600-foot block established by the Downtown street grid.

Sustainable — A dynamic environment in which an ecosystem and its inhabitants are in ecological balance with the flow of resources needed to support them.

Sustainable Building — A structure that incorporates design and materials elements that contribute to reduced environmental impact and long-term cost savings.

Sustainable Urban Environment — The long-term relationship between the built and natural environment through which the community can meet its current needs and those of future generations.

Sustainable Urban Habitat — see Sustainable Urban Environment

Thrust Fault — A fault with a low angle of inclination in which the upper block moves upward over the underlying block.

Transition Area — An area in which special design standards are required for higher intensity uses located close to lower intensity uses. These standards are intended to protect the lower intensity uses from the effects of higher intensity uses.

Transit-supportive Design — Physical development characteristics that encourage transit use.

Urban Center — Small, dense, clearly defined geographic areas within designated cities where there will be high levels of residential density and employment intensity.

Village — A contained community that includes single family and multifamily housing along with commercial and office uses serving local needs. Mixed-use structures and developments are encouraged but not mandatory.

Watershed — A drainage basin defined by topographic divides from which precipitation and irrigation water flows to a stream or river.

Wetlands — Areas citywide where saturation with water is the dominant factor determining the nature of soil development and types of plant and animal communities living in the soil and on its surface. Most wetlands share two common features: soil that is at least periodically saturated with or covered by water, and soil that supports a prevalence of plants and animals typically adapted for life in saturated soil conditions. *(See Bellevue's Land Use Code for current regulatory definition.)*

Shoreline Management Program Element Definitions

Boat Launching Facility — A facility used for launching boats by auto or hand including ramps and other devices, along with adequate parking and maneuvering space.

Breakwater — Protective structure usually built offshore for the purpose of protecting the shoreline or harbor areas from wave action.

Bulkhead — A wall or embankment used for holding back earth.

Dredging — Removal of earth from the bottom of a body of water usually for the purpose of deepening a navigational channel or obtaining bottom materials.

Enclosed Overwater Structure — A structure extending on or over the surface of the water which has one or more walls with or without a roof.

Facilities in Common — Facilities jointly used by a specific group of property owners.

Groin — A barrier-type structure extending from the backshore into the water across the beach. The purpose of a groin is to interrupt sediment movement along the shore.

Inland Shoreline Areas — Shoreline areas other than Lake Washington and Lake Sammamish and their associated wetlands which include all other wetlands, smaller lakes, and streams covered by the Shorelines Management Act.

Jetty — An artificial barrier used to change the natural littoral drift to protect inlet entrances from clogging by excessive sediment.

Landfill — Creation or maintenance of beach or creation of dry upland area by the deposition of sand, soil, gravel, or other materials into shoreline areas.

Marina — A facility providing for the rental or public use of moorages for pleasure craft and which may include accessory facilities such as sales, rentals, and servicing of these craft.

Moorage — Any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessel (such as a pier or buoy).

Pier — A general term including docks and similar structures consisting of a fixed or floating platform extending from the shore over the water.

Public Access — A means of physical approach to and along the shoreline available to the general public. Public access may also include visual approach (views).

Shoreline — The water, submerged lands, and uplands of Lake Washington, Lake Sammamish, and Phantom Lake as well as the wetland areas associated with these lakes.

Shoreline Activity — Activities include, but are not limited to, fishing, swimming, boating, dredging, fish spawning, and wildlife nesting. Not all activities necessarily require a shoreline location.

Shoreline Development — A use consisting of the construction or exterior alteration of structures, dredging, drilling, dumping, filling, removal of any sand, gravel or minerals, bulkheading, driving of piling, placing of obstructions, or any other project of a permanent or temporary nature on the shoreline.

Shoreline Use — The commitment of land or water surface to a given purpose or activity. Examples of shoreline uses include, but are not limited to, residential units, parks, marinas, open space, office buildings, ports, restaurants, wildlife preserves, factories, or even non-use. Not all uses, however, are necessarily reasonable or appropriate for a shoreline location.

Shoreline Wetlands — Land extending landward to 200 feet in all directions as measured on a horizontal plane from ordinary high water mark, and all marshes, bogs, swamps, floodways, deltas, and floodplains designated by the Department of Ecology as wetland areas.

Water-dependent — A use or portion of a use which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of these uses may include marinas that provide moorage, access, fuel, boat repair, and boat launch facilities.

Water-enjoyment Uses — A recreational or similar use facilitating the general public's access to the shoreline as a primary characteristic of the use; or, a use that provides and assures for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use through the use's location, design, and operation. These uses may include public access, parks (with waterfront access), and scientific/ecological reserves.

Water-related — A use or portion of a use which is not intrinsically dependent on a waterfront location but whose operation cannot occur economically without a shoreline location. Some examples of these uses are support facilities for swimming and boating activities.